

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code related to interim and supportive housing.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

...

Accessory dwelling unit and junior accessory dwelling unit. The following terms are defined for the purposes of Section 22.140.160 (Accessory Dwelling Units and Junior Accessory Dwelling Units):

...

Public transit. As defined in Section 65852.2(j)(10) of the California Government Code.

Accessory overnight safe parking. Overnight use of existing parking spaces in a parking lot by persons living in vehicles.

...

Affordable housing and senior citizen housing. The following terms are defined for the purposes of Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Additional Affordable Housing Streamlining), Chapter 22.130 (Motel Conversions Streamlining) and Chapter 22.166 (Housing Permits):

...

Supportive housing. See “Supportive housing” in Section 22.14.190 (S), below. ~~As defined in Section 50675.14 of the California Health and Safety Code.~~

Transitional housing. See “Transitional housing” in Section 22.14.200 (T), below.

...

SECTION 2. Section 22.14.040 is hereby amended to read as follows:

22.14.040 D.

...

Domestic violence shelter. ~~A facility where specialized services are provided, including, but not limited to, the temporary provision of housing and food to victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.~~ Housing that offers temporary accommodations and services to survivors of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code. No individual or household shall be denied shelter because of inability to pay.

SECTION 3. Section 22.14.050 is hereby amended to read as follows:

22.14.050 E.

...

Electric vehicle supply equipment. As defined in Section 202 of the California Green Building Standards Code, the conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fitting devices, power outlets, or apparatus installed specifically for transferring energy between the premise's wiring and the electric vehicle.

Emergency shelter. Housing that offers temporary accommodations and services to people experiencing homelessness. As used herein, “temporary accommodations”

means that persons may reside at the shelter for a period not to exceed six months. No individual or household shall be denied shelter because of inability to pay.

Accessory shelter. An emergency shelter that serves as an ancillary use to the permitted principal use on the same lot(s). No individual or household shall be denied shelter because of inability to pay.

...

SECTION 4. Section 22.14.080 is hereby amended to read as follows:

22.14.080 H.

...

~~Homeless shelter. A residential facility, other than a community care facility, operated by either a governmental agency or private nonprofit organization, which offers temporary accommodations to the homeless. Such temporary accommodations mean that persons may reside at the shelter for a period not to exceed six months.~~

...

SECTION 5. Section 22.14.090 is hereby amended to read as follows:

22.14.090 I.

...

Inoperative vehicle. A motor vehicle which cannot be moved under its own power or which cannot lawfully be operated on a public street or highway for any reason other than the lack of current vehicle registration.

Interim housing. Housing in which a person who is experiencing homelessness or is at risk of experiencing homelessness may live temporarily while waiting to move

into permanent housing. Interim housing includes domestic violence shelters, emergency shelters and transitional housing.

...

SECTION 6. Section 22.14.130 is hereby amended to read as follows:

22.14.130 M.

...

MAUCRSA. The Medical and Adult-Use Cannabis Regulation and Safety Act of 2017 (SB 94), as it may be amended from time to time.

Mental health treatment facilities. As defined in Section 1250.2 of the California Health and Safety Code, and licensed by the State Department of Health Care Services pursuant to Chapter 9 (commencing with Section 77001) of Division 5 of Title 22 of the California Code of Regulations or Chapter 3.5 (commencing with Section 781.00) of Division 1 of Title 9 of the California Code of Regulations.

...

Mobilehome. As defined in Section 18008 of the California Health and Safety Code. This term includes “supportive housing” and “transitional housing.”

...

Multi-family housing. This term includes “supportive housing” and “transitional housing.”

...

SECTION 7. Section 22.14.180 is hereby amended to read as follows:

22.14.180 R.

...

Residential care facilities. This term includes "adult residential facilities," "group homes for children," "small family homes for children," and "foster family homes", as these uses are defined in Section 1500 et seq., of the California Health and Safety Code, and licensed and regulated by the California Department of Social Services.

Residential substance use recovery facility. An "alcoholism and drug abuse recovery or treatment facility" as defined by California Health and Safety Code Section 11834.02, and licensed and regulated by the California Department of Health Care Services. This term does not include "sober living facilities."

...

SECTION 8. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

...

Single-family residence. A building that contains one dwelling unit, a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 (1974 Mobilehome Act) on a permanent foundation system approved by the Director of Public Works, or a manufactured home constructed on or after June 15, 1976. This term includes "supportive housing" and "transitional housing."

...

Subdivision. Solely as used in Section 22.114.210 (Temporary Subdivision Sales, Entry, and Special Feature Signs) shall include contiguous units having separate recorded tract numbers developed by the same person.

Supportive housing. Housing that is occupied by the target population (as defined in Section 22.14.200 (T), below), with no limit on length of stay, and with onsite or offsite supportive services (as defined in this Section below) that assist its residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work. Supportive housing shall be considered a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Supportive services. Services provided at transitional housing and supportive housing, that include, but are not limited to, a combination of intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

...

SECTION 9. Section 22.14.200 is hereby amended to read as follows:

22.14.200 T.

Target population. As defined in Section 65582(i) of the California Government Code. This term includes the target population defined in Section 50675.14 of the California Health and Safety Code.

...

Transit oriented district (TOD). A mixed use community within an approximately one-quarter to one-half mile radius of a significant transit facility station that may include a mix of residential, retail, office, open space, and public uses in close proximity to each other.

Transitional housing. Housing that offers temporary accommodations and services to people experiencing homelessness until placement in permanent housing. For purposes of this Title 22, transitional housing is not limited to housing funded by the U.S. Department of Housing and Urban Development. Transitional housing shall be considered a residential use and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing may be a dwelling unit or units, or may have a room or rooms that accommodate more than one person with shared bathroom(s), kitchen and dining area.

...

SECTION 10. Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and

W.

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Residential Use						
...						
Adult residential facilities ¹⁶						
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Facilities serving six or fewer persons	P-	P-	P-	PCUP	P-	Section 22.140.520
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	Section 22.140.520
...						
Foster family homes, in an approved residential use	P	P	P	P	P	Section 22.140.520
Group homes for children						
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	-	-	•	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
Facilities serving six or fewer persons	P-	P-	P-	PCUP	P-	Section 22.140.520
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	Section 22.140.520
...						
Mobilehome parks ¹⁶	SPR ¹⁸ /CUP	SPR ¹⁸ /CUP	-	SPR ¹⁸ /CUP	-	Section 22.140.370
Residential substance use recovery facilities						
— Serving six or fewer persons	P	P	P	P	P	
— Serving seven or more persons	CUP	CUP	=	CUP	=	
...						
Small family homes for children	P	P	P	P	P	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons				SPR		
...						
Service Uses						
...						
Domestic violence shelters	SPR	SPR	SPR	-	-	Section 22.140.180
Emergency shelters	SPR ¹⁷	SPR ¹⁷	=	=	=	Section 22.140.180
...						
Medical services						

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Hospitals	CUP	CUP	-	CUP	-	
<u>Mental Health Treatment Facilities, Inpatient or Outpatient</u>	<u>CUP</u>	<u>CUP</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
...						
Notes:						
...						
17. Use permitted on lots of 10,000 square feet or more that are outside of: 1) an Agriculture Resource Area, as depicted in the Los Angeles County General Plan, in its entirety; 2) Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) Threatened and Endangered Species Critical Habitats as determined by the United States Fish and Wildlife Service; 4) Significant Ecological Areas, as defined in Division 2 (Definition), in its entirety; 5) Very High Fire Hazard Severity Zone as defined in Title 32 (Fire Code) of the County Code, in its entirety; and 6) the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.						
18. Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits).						

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Accessory dwelling units	SPR	SPR	-	-	-	Section 22.140.640
<u>Accessory overnight safe parking⁶</u>	<u>SPR</u>	<u>SPR</u>	<u>=</u>	<u>SPR</u>	<u>=</u>	<u>Section 22.140.650</u>
<u>Accessory shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>Section 22.140.180</u>
...						
Notes:						
...						
5. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. <u>Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>						
6. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.						

3. Temporary Uses. Table 22.16.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.16.030-D: TEMPORARY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	-	-	-	
<u>Motel conversions, temporary!</u>			<u>SPR</u>	<u>SPR</u>	=	<u>Section 22.140.660</u>
Real estate tract offices	SPR	SPR	-	-	-	<u>Section 22.140.170</u>
<u>Recreational vehicle parking during a County-declared shelter crisis</u>	<u>P</u>	<u>P</u>	=	=	=	<u>Section 22.140.670</u>
...						
<u>Notes:</u> 1. Use may also be subject to Chapter 22.166 (Housing Permits).						

SECTION 11. Section 22.18.030 is hereby amended as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.

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C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Residential Uses							
...							
Adult residential facilities ⁸							
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	Section 22.140.520
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES

	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.520
...							
Foster family homes, in an approved residential use	P	P	P	P	P	P	Section 22.140.520
...							
Group homes for children							
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	Section 22.140.520
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.520
...							
Mobilehome parks ⁸	SPR ¹⁰ /CUP	SPR ¹⁰ /CUP	SPR ¹⁰ /CUP	SPR ¹⁰ /CUP	SPR ¹⁰ /CUP	SPR ¹⁰ /CUP	Section 22.140.370
Multifamily housing ⁸							
Apartment houses	-	-	SPR 4, 10, 11 /CUP ⁵	SPR	SPR	SPR	
...							
Two-family residences	-	-	SPR	SPR	SPR	-	
Residential Substance Use Recovery							
Serving six or fewer persons	P	P	P	P	P	-	
Serving seven or more persons	CUP	CUP	CUP	CUP	CUP	CUP	
...							
Small family homes for children	P	P	P	P	P	P	Section 22.140.520
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	Section 22.140.520
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
...							
Service Uses							
...							
Domestic violence shelters	SPR	-	SPR	SPR	SPR	SPR	Section 22.140.180

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Emergency shelters	=	=	SPR ¹²	SPR	SPR	SPR	Section 22.140.180
Homeless shelters	-	-	-	SPR	SPR	SPR	Section 22.140.300
Medical services							
Hospitals	-	-	-	-	CUP	CUP	
Mental Health Treatment Facilities, Inpatient or Outpatient	=	=	=	=	CUP	CUP	
...							
Notes: ... 10. Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits). 11. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as defined in Title 32 (Fire Code) of the County Code, in its entirety, and where use is subject to Chapter 22.132 (Motel Conversions Streamlining) and Chapter 22.166 (Housing Permits). 12. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as defined in Title 32 (Fire Code) of the County Code, in its entirety, and where use is subject to Chapter 22.132 (Motel Conversions Streamlining) and Chapter 22.186 (Site Plan Review, Ministerial).							

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	-	Section 22.140.640
Accessory overnight safe parking ³	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.650
Accessory shelters	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.180
...							
Notes: ... 2. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents. 3. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.							

3. Temporary Uses. Table 22.18.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.18.030-D: TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	CUP	CUP	CUP	CUP	
<u>Motel conversions, temporary¹</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
Real estate tract offices	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.170
<u>Recreational vehicle parking during a County-declared shelter crisis</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.670</u>
...							
Notes:							
1. Use may also be subject to Chapter 22.166 (Housing Permits).							

SECTION 12.

Section 22.20.030 is hereby amended as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Residential Uses								
...								
Adult residential facilities ²⁵								
Facilities serving six or fewer persons	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u> ⁴	<u>Section 22.140.520</u>
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	CUP	-	<u>Section 22.140.520</u>
...								
Foster family homes, in an approved residential use	P	P	P	P	P	P	<u>PCUP</u>	<u>Section 22.140.520</u>

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-I	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Group homes for children								
Facilities serving six or fewer persons	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u> ⁴	Section 22.140.520
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	CUP	-	Section 22.140.520
...								
Mobilehome parks ²⁵	SPR ²⁹ / CUP	SPR ²⁹ / CUP	SPR ²⁹ / CUP	SPR ²⁹ / CUP	SPR ²⁹ / CUP	-	-	Section 22.140.370
Multifamily housing ²⁵								
Apartment houses	SPR ^{18, 29, 30} / CUP ²⁶	SPR ^{18, 29, 30} / CUP ²⁶	SPR ^{18, 29, 30} / CUP ²⁶	SPR ^{18, 29, 30} / CUP ²⁶	SPR ^{29, 30} / CUP	SPR ^{18, 29, 30} / CUP ²⁶	-	
...								
Two-family residence	SPR ¹⁸ / CUP ²⁶	SPR ¹⁸ / CUP ²⁶	SPR ¹⁸ / CUP ²⁶	SPR ¹⁸ / CUP ²⁶	CUP	-	-	
<u>Residential substance use recovery facilities</u>								
<u>Serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	<u>P</u>	
<u>Serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	=	<u>CUP</u>	
...								
Small family homes for children	P	P	P	P	P	P	PCUP ⁴	Section 22.140.520
...								
Service Uses								
...								
Domestic violence shelters	SPR	SPR	SPR	SPR	SPR-	SPR	-	Section 22.140.180
Electricians' shops	-	-	-	SPR	SPR	-	CUP ⁴	
<u>Emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	=	Section 22.140.180
...								
<u>Homeless shelters</u>	<u>CUP</u>	SPR	SPR	SPR	SPR	CUP	-	Section 22.140.300
...								
Medical services								
...								
Medical laboratories	-	-	-	SPR	SPR	SPR	CUP ⁴	
<u>Mental health treatment facilities, inpatient or outpatient</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	=	<u>CUP</u>	
...								

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-I	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Notes: ... 29. Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits). 30. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as defined in Title 32 (Fire Code) of the County Code, in its entirety, and where use is subject to Chapter 22.132 (Motel Conversions Streamlining) and Chapter 22.166 (Housing Permits).								

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-I	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Accessory buildings and structures. Unless more specifically regulated by this Title 22	As determined by the principal use							Sections 22.110.030, 22.110.040
Accessory overnight safe parking ⁷	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.650
Accessory shelters	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.180
...								
Notes: ... 5. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents. ... 7. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.								

3. Temporary Uses. Table 22.20.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-I	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Mobilehomes used as a residence during construction	SPR	SPR	SPR	SPR	SPR	-	-	Section 22.140.380
Motel conversions, temporary ⁵	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.660

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	<i>C-H</i>	<i>C-I</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-MJ</i>	<i>C-R</i>	<i>Additional Regulations</i>
...								
Notes:								
...								
5. Use may also be subject to Chapter 22.166 (Housing Permits).								

SECTION 13. Section 22.22.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-

2.5.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
...					
Service uses					
...					
Electricians' shops	SPR	SPR	SPR	CUP	
Emergency shelters	SPR	SPR	SPR	CUP	Section 22.140.180
...					
Homeless shelters	SPR	SPR	SPR	CUP	Section 22.140.300
...					

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
...					
Accessory buildings and structures. Unless more specifically regulated by this Title 22	As determined by the principal use				Sections 22.110.030, 22.110.040

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
...					
<u>Accessory overnight safe parking²</u>	<u>SPR</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.650</u>
<u>Accessory shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	<u>Section 22.140.180</u>
...					
Notes:					
...					
2. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.					

SECTION 14. Section 22.24.030 is hereby amended to read as follows:

22.24.030 Land Use Regulations for Rural Zones.

C. Use Regulations.

1. Principal Uses. Table 22.24.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
...			
Residential Uses			
<u>Adult residential facilities</u>			
Facilities serving six or fewer persons	P	P	<u>Section 22.140.520</u>
Facilities serving seven or more persons	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.520</u>
...			
Foster family homes, in an approved residential use	P	P	<u>Section 22.140.520</u>
Group homes for children			
...			
Facilities serving seven or more	CUP	CUP	<u>Section 22.140.520</u>
...			
Mobilehome parks ¹³	CUP	<u>SPR¹⁴</u> /CUP	Section 22.140.370
Multi-family housing ¹³			
Apartment houses	-	<u>SPR^{14, 15}</u> /CUP ¹¹	
...			
<u>Residential substance use recover facilities</u>			

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
<u>Facilities serving six or fewer persons</u>	P	P	
<u>Facilities serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	
...			
Service uses			
...			
Electricians' shops	SPR	SPR	
<u>Emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...			
<u>Homeless shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.300</u>
...			
Medical services			
...			
Medical clinics, including associated laboratories	SPR	SPR	
<u>Mental Health Treatment Facilities, Inpatient or Outpatient</u>	<u>CUP</u>	<u>CUP</u>	
...			
Notes:			
...			
14. Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits).			
15. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as defined in Title 32 (Fire Code) of the County Code, in its entirety, and where use is subject to Chapter 22.132 (Motel Conversions Streamlining) and Chapter 22.166 (Housing Permits).			

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Accessory dwelling units	SPR	-	Section 22.140.640
<u>Accessory overnight safe parking⁴</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.650</u>
<u>Accessory shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...			
Notes:			
...			
3. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. <u>Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>			
4. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.			

3. Temporary Uses. Table 22.24.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.24.030-D: TEMPORARY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Meteorological towers	MCUP	-	Section 22.140.510
<u>Motel conversions, temporary³</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...			
Notes:			
...			
3. Use may also be subject to Chapter 22.166 (Housing Permits).			

SECTION 15. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Residential Uses		
...		
Adult residential facilities ⁷		
...		
Facilities serving seven or more	CUP	<u>Section 22.140.520</u>
Foster family homes, in an approved residential use	P	<u>Section 22.140.520</u>
Group homes for children		
...		

Facilities serving seven or more persons	CUP	Section 22.140.520
...		
<u>Residential substance use recovery facilities</u>		
<u>Facilities serving six or fewer persons</u>	P	
<u>Facilities serving seven or more persons</u>	CUP	
...		
Service uses		
...		
Dry cleaning drop-off and pick-up services ⁴	SPR	
<u>Emergency shelters</u>	SPR	Section 22.140.180
...		
<u>Homeless shelters</u>	SPR	Section 22.140.300
...		

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Accessory buildings and structures, <u>unless more specifically regulated by this Title 22</u>	<i>As determined by the principal use</i>	Sections 22.110.030, 22.110.040
<u>Accessory overnight safe parking¹</u>	SPR	Section 22.140.650
<u>Accessory shelters</u>	SPR	Section 22.140.180
...		
Notes: <u>1. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.</u>		

c. Temporary Uses. Table 22.26.030-E, below, identifies the permit or review required to establish each temporary use.

TABLE 22.26.030-E: TEMPORARY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Meteorological towers	MCUP	Section 22.140.510
<u>Motel conversions, temporary¹</u>	SPR	Section 22.140.660
...		
Notes: <u>1. Use may also be subject to Chapter 22.166 (Housing Permits).</u>		

SECTION 16. Section 22.26.060 is hereby amended to read as follows:

22.26.060 Parking Restricted Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

...

b. Accessory Uses.

i. Table 22.26.060-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.060-C: ACCESSORY USE REGULATIONS FOR ZONE P-R		
		Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	
<u>Accessory overnight safe parking²</u>	<u>SPR</u>	<u>Section 22.140.650</u>
...		
Notes: ... <u>2. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area, as depicted in the Los Angeles County General Plan, in its entirety.</u>		

...

SECTION 17. Section 22.120.080 is hereby amended to read as follows:

22.120.080 Parking.

Notwithstanding any contrary provisions in this Title 22, Table 22.120.080-A, below, identifies the parking ratios for projects subject to this Chapter:

TABLE 22.120.080-A: PARKING RATIOS ¹		
Affordability and Project Type	Proximity to Transit	Number of Spaces ²
100% rental housing affordable to lower, or very low households ³		

TABLE 22.120.080-A: PARKING RATIOS ¹		
Affordability and Project Type	Proximity to Transit	Number of Spaces ²
...		
<i>Supportive housing development⁶</i>	=	No parking required
...		
Note: ... 6. The supportive housing development shall be restricted to the target population defined in Section 50675.14(b)(3)(A) of the California Health and Safety Code.		

SECTION 18. Section 22.128 is hereby added as follows:

Chapter 22.128 Additional Affordable Housing Streamlining

Sections:

22.128.010 Purpose.

22.128.020 Definitions.

22.128.030 Applicability.

22.128.040 Application Requirement.

22.128.050 Eligibility.

22.128.060 Affordability and Supportive Housing.

22.128.070 Parking.

22.128.080 Review.

22.128.090 Reduced Number of Supportive Housing Units Due to Termination of Subsidy.

22.128.010 Purpose.

The purpose of this Chapter is to implement the requirements as set forth in Sections 65650 through 65656 of the California Government Code, as amended, and to

increase the production of affordable housing and supportive housing for persons experiencing homelessness.

22.128.020 Definitions.

Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Affordable Housing and Senior Citizen Housing.”

22.128.030 Applicability.

Notwithstanding any contrary provision in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), shall apply to all zones that allow multifamily residential development or mixed use as a principal use.

22.128.040 Application Requirement.

Except as specified otherwise, the granting of one or more of these streamlining provisions requires an Administrative Housing Permit (Section 22.166.040) application and a Ministerial Site Plan Review (Chapter 22.186) application.

22.128.050 Eligibility.

Except as specified otherwise, a project is eligible for streamlining if it complies with the following:

- A. Public Funding. The project shall be publicly funded, or the applicant shall have applied for, or shall intend to apply for, public funding.
- B. Replacement Dwelling Units. The project shall replace the rental dwelling units that are or were occupied by lower or very low income households pursuant to Section 22.120.040.B (Replacement Dwelling Units).
- C. Additional Requirements. The project shall be in compliance with 22.128.060 (Affordability and Supportive Housing).

22.128.060 Affordability and Supportive Housing.

A. Affordability. All dwelling units, exclusive of any manager's unit or dwelling units permitted by a density bonus awarded, shall be set aside for lower income households.

B. Supportive Housing Units.

1. Minimum Number of Supportive Housing Units.

a. Projects with 11 or fewer dwelling units, exclusive of any manager's unit(s) or dwelling units awarded as a density bonus, shall restrict all such units to supportive housing.

b. Projects with 12 or more dwelling units, exclusive of any manager's unit(s) or dwelling units awarded by a density bonus, shall restrict a minimum of 25 percent of such units or 12 units, whichever is greater, to supportive housing.

2. Target Population. The units restricted to supportive housing shall be for the target population defined in 50675.14(b)(3)(A) of the California Health and Safety Code.

C. Duration. The term of the affordability and supportive housing restriction of the dwelling units shall be 55 years from the issuance of the final certificate of occupancy by Public Works.

D. Supportive Services Floor Area. Projects subject to this Chapter shall provide designated areas for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens, as follows:

1. Projects with 20 or fewer dwelling units, exclusive of any manager's unit(s) or dwelling units awarded by a density bonus, shall designate a minimum of 90 square feet of the floor area for onsite supportive services.

2. Projects with 21 or more dwelling units, exclusive of any manager's unit(s) or dwelling units awarded by a density bonus, shall designate a minimum of three percent of the total nonresidential floor area for onsite supportive services.

E. Supportive Services Plan. Projects shall submit documentation of a supportive services plan subject to Section 22.166.040 (Administrative Housing Permit).

F. Covenant and Agreement Required. A covenant and agreement ensuring the continuing affordability and supportive housing restriction of the dwelling units shall be recorded pursuant to Section 22.166.070 (Covenant and Agreement).

G. All dwelling units, exclusive of any manager's unit(s), shall include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

22.128.070 Parking.

Unless a greater parking reduction is provided in Section 22.120.080 (Parking), no parking shall be required for the supportive housing units if the project is located within one-half mile of a public transit stop.

22.128.080 Review.

Projects subject to this Chapter shall qualify for streamlined review pursuant to Section 22.166.040 (Administrative Housing Permit).

22.128.090 Reduced Number of Supportive Housing Units Due to Termination of Subsidy.

Notwithstanding any contrary provision of this Chapter, the Director, in consultation with the Executive Director of the LACDA, shall, at the request of the project owner, reduce the number of supportive housing units in an operating project, if the number of residents living in the supportive housing units decreased as the result of the termination of a project-based rental assistance or operating subsidy through no fault of the project owner. An Administrative Housing Permit (Section 22.166.040) application is required for such a request, provided that the project owner submits the following:

- A. A request to the Director to reduce the number of supportive housing units 6 months prior to termination of the project-based rental assistance or operating subsidy; and
- B. Documentation demonstrating that:
 - 1. The owner has made good faith efforts to find other sources of financial support;
 - 2. Any change in the number of supportive housing units is restricted to the minimum necessary to maintain project financial feasibility; and
 - 3. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

SECTION 19. Chapter 22.130 is hereby added as follows:

Chapter 22.130 Motel Conversions Streamlining

Sections:

22.130.010 Purpose.

22.130.020 Definitions.

22.130.030 Applicability.

22.130.040 Application Requirement.

22.130.050 Eligibility.

22.130.060 Affordability and Requirements.

22.130.070 Development Standards.

22.130.080 Review.

22.130.010 Purpose.

The purpose of this Chapter is to increase the permanent conversion of existing hotels, motels and youth hostels to interim housing.

22.130.020 Definitions.

Specific terms used in this Chapter are defined in Division 2 (Definitions).

22.130.030 Applicability.

Notwithstanding any contrary provision in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), shall apply to all zones that allow multifamily residential development and mixed use as a principal use.

22.130.040 Application Requirement.

A. Transitional housing. Except as specified otherwise, the granting of these streamlining provisions requires an Administrative Housing Permit (Section 22.166.040) application and a Ministerial Site Plan Review (Chapter 22.186) application.

B. Emergency shelter. Except as specified otherwise, the granting of these streamlining provisions requires a Ministerial Site Plan Review (Chapter 22.186) application.

22.130.050 Eligibility.

Except as specified otherwise, a legal hotel, motel or youth hostel is eligible for the provisions of this Chapter if the existing hotel, motel or youth hostel was legally established. Notwithstanding any contrary provision in this Title 22, where the legally-established hotel, motel or youth hostel is nonconforming, the approval of the conversion to either transitional housing pursuant to Section 22.132.040.A, or to emergency shelter pursuant to Section 22.132.040.B, shall not be subject to the correction of any nonconforming zoning condition, including nonconforming due to standards or use, as defined in Section 22.14.020 of Division 2 (Definitions).

22.130.060 Affordability and Requirements.

Except as specified otherwise, a legal hotel, motel or youth hostel is eligible for the provisions of this Chapter if it complies with the following:

- A. Transitional Housing.
 - 1. All dwelling units, exclusive of any manager's unit, shall be restricted to lower income households and transitional housing.
 - 2. The number of transitional housing units shall be at least equal to the number of hotel, motel or youth hostel rooms, except where a reduction in the number of rooms is necessary to create common areas and supportive services spaces required in this Chapter.
 - 3. Duration. The term of the affordability and transitional housing restriction of the dwelling units shall be 55 years from the issuance of the final certificate of occupancy by Public Works.

4. Covenant and Agreement Required. A covenant and agreement ensuring the continuing affordability and transitional housing restriction of the units shall be recorded pursuant to Section 22.166.070 (Covenant and Agreement).

5. Projects are subject to 22.128.060.B.2 (Target Population), 22.128.060.D (Supportive Services Floor Area), 22.128.060.E (Supportive Services Plan), 22.128.060.G and 22.128.090 (Reduced Number of Supportive Housing Units Due to Termination of Subsidy).

22.130.070 Development Standards.

A. No building additions. Projects resulting from the conversion of an existing, legally-built building with no expansion of the floor area are exempt from any development standard of the applicable zone, Community Standards District or Specific Plan.

B. Building additions. For projects that include any expansion of floor area, only the new addition shall be subject to the development standards of the applicable zone, Community Standards District or Specific Plan.

22.130.080 Review.

A. Projects subject to this Chapter shall qualify for streamlined review pursuant to Section 22.166.040 (Administrative Housing Permit) or Chapter 22.186 (Site Plan Review, Ministerial).

B. Notwithstanding any other provision of this Chapter to the contrary, the Director, in consultation with the Executive Director of the LACDA, shall, at the request of the project owner, reduce the number of transitional housing units required if the project-based rental assistance or operating subsidy for the project is terminated

through no fault of the project owner, subject to Section 22.128.090 (Reduced Number of Supportive Housing Units Due to Termination of Subsidy).

SECTION 20. Section 22.140 is hereby amended to read as follows:

Chapter 22.140 Standards for Specific Uses.

Sections:

...

22.140.180 Domestic Violence Shelters, Emergency Shelters, and Accessory Shelters.

...

22.140.300 (Reserved) Homeless Shelters.

...

22.140.520 (Reserved) Residential Care Facilities.

...

22.140.640 Accessory Dwelling Units.

22.140.650 Accessory Overnight Safe Parking.

22.140.660 Motel Conversions, Temporary.

22.140.670 Recreational Vehicle Parking During a County-Declared Shelter Crisis.

SECTION 21. Section 22.140.180 is hereby amended to read as follows:

22.140.180 Domestic Violence Shelters, Emergency Shelters, and Accessory Shelters.

A. Applicability. This Section applies to domestic violence shelters, emergency shelters, and accessory shelters where permitted.

~~B. Application Requirements.~~

~~1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for shelters that comply with the requirements in this Section; or~~

~~2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required:~~

~~a. For shelters that do not comply with this Section; and~~

~~b. Where Division 3 (Zones) specifies a Conditional Use Permit application in the zone.~~

~~GB. Accessory shelters. Government, or a nonprofit organization, as defined in Division 2 (Definitions), including faith-based organizations, may establish an accessory shelter on a property with an existing nonresidential use if the property is owned or leased by government or a nonprofit, or the accessory shelter will be operated by government or a nonprofit. Maximum Occupancy. No more than 30 adult residents, excluding staff, shall be allowed at one time, if such proposed shelter is located on a lot of less than two acres.~~

~~DC. Parking. The number of required parking spaces shall be determined by the Director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the parking requirements for an adult residential facility as~~

~~specified by Chapter 22.112 (Parking). Required parking may be located within 500 feet of the exterior boundary of the property.~~

1. One space per employee during peak shift, plus one space per shelter vehicle shall be required.

2. Existing building. No parking shall be required for shelters in existing buildings.

3. The Director may waive or modify the parking requirement if the applicant provides reasonable documentation that the requirement would make the shelter financially infeasible.

~~ED. Outdoor lighting. Outdoor lighting shall be shielded and focused away from all adjoining properties. Vicinity. The land uses and developments in the immediate vicinity of the subject site shall not constitute an immediate or potential hazard to occupants of the shelter.~~

E. On-site management shall be provided at all times for shelters with more than five occupants.

1. Domestic violence shelters and emergency shelters. For the purposes of this Section, on-site management shall be at least one person employed by the provider of services to occupants of the shelter.

2. Accessory shelters. For the purposes of this Section, on-site management shall be at least one person, and shall be either the property owner or a person appointed by the property owner to monitor the accessory shelter.

F. No building additions. Domestic violence shelters and emergency shelters resulting from the conversion of an existing, legally-built building with no expansion of

the floor area are exempt from any development standard of the applicable zone.

Community Standards District or Specific Plan

SECTION 22. Section 22.140.300 is hereby deleted:

22.140.300 **(Reserved)Homeless Shelters.**

~~A. Applicability. This Section applies to homeless shelters in all zones where permitted.~~

~~B. Maximum Occupancy. No more than 30 individuals, excluding staff, shall be allowed at one time if such proposed shelter is located on a lot of less than one acre.~~

~~C. Concentration. There shall not be an over-concentration of homeless shelters in the surrounding area.~~

~~D. Vicinity. The land uses and developments in the immediate vicinity of the site shall not constitute an immediate or potential hazard to occupants of the shelter.~~

~~E. Parking. The number of parking spaces to be provided on the property shall be sufficient to mitigate any adverse impacts on persons or properties in the surrounding area.~~

~~F. Other Regulations. The proposed shelter shall meet all operational and maintenance standards set forth in Title 25 (Housing and Community Development) of the California Code of Regulations, relating to shelters.~~

SECTION 23. Section 22.140.490 is hereby amended to read as follows:

22.140.490 **Recreational Vehicle Parks.**

...

B. Development Standards.

...

2. Maximum Duration of Occupancy, Very High Fire Hazard Severity Zones. For Recreational vehicle parks in Very High Fire Hazard Severity Zones.
Occupancy by any one occupant or party shall be limited to 90 consecutive days in any six-month period.

...

SECTION 24. Section 22.140.520 is hereby deleted:

22.140.520 (Reserved) Residential Care Facilities.

A. ~~Applicability. This Section applies to residential care facilities, including adult residential facilities, group homes, and small family homes for children, that house six or fewer persons in all zones where permitted.~~

B. ~~Application Requirements.~~

1. ~~Permitted. Residential care facilities are permitted if located in an existing dwelling unit in a zone where residential uses are permitted by the zone; or~~

2. ~~Application Required.~~

a. ~~In Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5, new residential care facilities shall be located no closer than 300 feet from another established residential care facility, unless a Minor Conditional Use Permit (Chapter 22.160) application is approved. Foster family homes and residential care facilities for the elderly, or persons over 62 years of age, are exempt from this Subsection B.2.a; or~~

b. ~~In all other zones, residential care facilities in a new building are permitted with any residential use permitted by the zone with the required application for said residential use.~~

~~C. State Licensing. Residential care facilities shall be licensed by the State prior to operation.~~

SECTION 25. Section 22.140.650 is hereby added as follows:

22.140.650 Accessory Overnight Safe Parking.

A. Applicability. This Section applies to accessory overnight safe parking in all zones where permitted.

B. Location. Accessory overnight safe parking is permitted on lots that include an existing parking lot, excluding parking as a transitional use, that serves a nonresidential use.

C. Hours of operation of the overnight safe parking lot shall not conflict with the hours of operation of the primary use on-site and shall be between 6:00 pm and 7:00 am.

D. The vehicle occupants shall not be charged rent for use of parking spaces.

E. Adequate and sanitary bathroom facilities. Occupants of vehicles parked overnight shall have access to bathrooms in an existing building on-site, or in mobile bathrooms, at the ratio of one bathroom (including one toilet and one sink) per 20 vehicle occupants.

F. Occupants of vehicles parked overnight shall have access to trash receptacles.

G. On-site management shall be provided at all times for parking lots with more than five vehicles parked overnight. On-site management shall be at least one person, and shall be either the property owner or a person appointed by the property owner to monitor the safe parking program.

H. Outdoor lighting shall be shielded and focused away from all adjoining properties.

I. All vehicles parked overnight shall be operable.

J. The maximum number of vehicles allowed to park overnight shall be no greater than the number of spaces in the lot.

K. No disposal of graywater/blackwater from RVs or recreational vehicles is permitted by occupants in or around the lot, unless the applicant provides documentation of proper facilities for disposal on-site.

SECTION 26. Section 22.140.660 is hereby added as follows:

22.140.660 Motel Conversions, Temporary

A. Applicability. This Section, in conjunction with Chapter 22.166 (Housing Permits) where applicable, shall apply to all zones where permitted.

B. Application Requirement.

1. Transitional housing. The granting of one or more of these streamlining provisions requires an Administrative Housing Permit (Section 22.166.040) application and a Ministerial Site Plan Review (Chapter 22.186) application.

2. Emergency shelter. The granting of one or more of these streamlining provisions requires a Ministerial Site Plan Review (Chapter 22.186) application.

C. Eligibility. Except as specified otherwise, a legal hotel, motel or youth hostel is eligible for the provisions of this Section if the existing hotel, motel or youth hostel was legally established. Notwithstanding any contrary provision in this Title 22, where the legally-established hotel, motel or youth hostel is nonconforming, the

approval of the conversion to either transitional housing pursuant to Section 22.130.040.A, or to emergency shelter pursuant to Section 22.130.040.B, shall not be subject to the correction of any nonconforming zoning condition, including nonconforming due to standards or use, as defined in Section 22.14.020 of Division 2 (Definitions).

D. Affordability and Requirements.

1. Transitional Housing.

a. All dwelling units, exclusive of any manager's unit(s), shall be restricted to lower income households and transitional housing.

b. The number of transitional housing units shall be equal to the number of hotel, motel or youth hostel rooms, except where a reduction in the number of rooms is necessary to create common areas and supportive services spaces required in this Chapter.

2. Duration.

a. Transitional housing. The term of the affordability and transitional housing restriction of the dwelling units shall be 10 years from the issuance of the final certificate of occupancy by Public Works.

b. Emergency shelter. The site shall remain an emergency shelter for 10 years from the issuance of the final certificate of occupancy by Public Works.

3. Covenant and Agreement Required.

a. Transitional housing. A covenant and agreement ensuring the continuing affordability and transitional housing restriction of the units shall be recorded pursuant to Section 22.166.070 (Covenant and Agreement).

b. Emergency shelter. The applicant shall provide to the Director a covenant for recordation with the Registrar-Recorder that runs with the land for the benefit of the County, signed by the owner of the premises, including but not limited to the following:

- i. The duration of shelter use;
- ii. A declaration that the shelter shall be maintained in accordance with the information in the application and the standards as required by the Chapter;
- iii. The improvements required by the Fire Department, Public Health, Public Works and Regional Planning related to shelters shall be constructed or installed and continuously maintained by the applicant; and
- iv. Any violation of the covenant and agreement required by this Chapter shall be subject to Chapter 22.242 (Enforcement and Procedures).

4. The conversion shall not result in any additional floor area.

5. Transitional housing projects are subject to 22.128.040.C, 22.128.060.D (Supportive Services Floor Area), and 22.128.040.E (Required Documentation).

E. Development Standards. Projects subject to this Section are exempt from any development standard of the applicable zone, Community Standards District or Specific Plan.

F. Review. Projects subject to this Chapter shall qualify for streamlined review pursuant to Section 22.166.040 (Administrative Housing Permit) or Chapter 22.186 (Site Plan Review, Ministerial).

G. Reduced Number of Supportive Housing Units Due to Termination of Subsidy. Projects are subject to Section 22.128.090 (Reduced Number of Supportive Housing Units Due to Termination of Subsidy).

H. Discontinuance of Interim Housing.

1. The applicant shall re-establish the hotel, motel or youth hostel at the end of the 10-year term of affordability of the interim housing, subject to the following:

a. Application Requirement.

i. Conforming, and legal nonconforming within amortization period. Where the previous hotel, motel or youth hostel was conforming or legal nonconforming and within its amortization period at the time when the conversion to interim housing was approved, a Ministerial Site Plan Review (Chapter 22.186) application is required.

ii. Legal nonconforming with a valid Conditional Use Permit or Nonconforming Use and Structure Review. Where the previous hotel, motel or youth hostel was within the grant term of a valid Conditional Use Permit or Nonconforming Use and Structure Review at the time when the conversion to interim housing was approved, a Revised Exhibit "A" (Chapter 22.184) is required.

b. Except as specified in Subsections A.3 and A.4, below, the re-establishment of a hotel, motel or youth hostel shall be subject to the provisions of this Title 22 in effect at the time when the interim housing is terminated.

c. Where the previous hotel, motel or youth hostel was legal nonconforming and within its amortization period at the time when the conversion to interim housing was approved with no increased floor area:

i. The hotel, motel or youth hostel shall be exempt from Section 22.172.050.A (Termination by Discontinuance); and

ii. The timeframe specified in Section 22.172.050.B (Termination by Law) shall be suspended until such time when the final certificate of occupancy is issued by Public Works for the re-established hotel, motel or youth hostel, which may continue operation within the remainder of the amortization period; or

d. Where the previous hotel, motel or youth hostel was within the grant term of a valid Conditional Use Permit (Chapter 22.158) at the time when the conversion to interim housing was approved with no increased floor area, the timeframe specified in the Conditional Use Permit shall be suspended until such time when the final certificate of occupancy is issued by Public Works for the re-established hotel, motel or youth hostel, which may continue operation within the remainder of the grant term of the Conditional Use Permit.

SECTION 27. Section 22.140.670 is hereby added to read as follows:

22.140.670 **Recreational Vehicle Parking During a County-Declared Shelter Crisis.**

A. Applicability. This Section applies to recreational vehicle parking during a County-declared shelter crisis in all zones where permitted.

B. Requirements. During a County-declared shelter crisis, as defined in Section 8698 of the California Government Code, a person may keep one occupied recreational vehicle at the rear of a property they own subject to the following:

1. The property has a net lot area of at least 5,000 square feet.
2. The property contains no habitable structure other than a legally-built single-family residence, an accessory dwelling unit or a junior accessory dwelling unit;
3. The property owner shall not charge rent for storage of the recreational vehicle, nor for occupancy of the recreational vehicle;
4. The recreational vehicle shall be operative;
5. The recreational vehicle shall park in a manner that complies with the required setbacks of the applicable zone, Community Standards District, or Specific Plan; and
6. A minimum distance of six feet shall be required between the parked recreational vehicle and the main residential building, and between the parked recreational vehicle and any accessory building on the same lot.
7. No disposal of graywater/blackwater from RV's is permitted by occupants in or around the lot, unless the applicant provides documentation of proper facilities for disposal on-site.

SECTION 28. Section 22.166.010 is hereby amended to read as follows:

22.166.010 Purpose.

The Housing Permit is established to facilitate the increased production of affordable housing, including transitional and supportive housing, and senior citizen housing.

SECTION 29. Section 22.166.030 is hereby amended to read as follows:

22.166.030 Applicability.

This Chapter applies to projects that provide affordable housing, including transitional and supportive housing, and senior citizen housing and are eligible to receive various benefits, including but not limited to: density bonuses, incentives, waivers or reductions of development standards, and permit streamlining pursuant to the State Density Bonus Law, as set forth in Section 65915 of the California Government Code, as amended, or any other state laws or local ordinances or policies that aim to increase the production of affordable housing, including transitional and supportive housing, and senior citizen housing.

SECTION 30. Section 22.166.040 is hereby amended to read as follows:

22.166.040 Administrative Housing Permit.

...

B. Application and Review Procedures.

1. ~~Application Materials~~~~Application Checklist. The application shall contain all of the materials required by the Administrative Housing Permit Checklist.~~

a. Application Checklist. The application shall contain all of the materials required by the Administrative Housing Permit Checklist.

b. Additional Application Materials. For projects subject to Chapter 22.128 (Additional Affordable Housing Streamlining), and transitional housing

projects subject to Section 22.140.660 (Motel Conversions, Temporary) and Chapter 22.130 (Motel Conversions Streamlining), the applicant shall provide a supportive services plan, with documentation describing those services and demonstrating that supportive services will be provided onsite to residents in the project. The plan shall include all of the following:

i. The name of the proposed entity or entities that will provide supportive services;

ii. The proposed funding source or sources for the provided onsite supportive services; and

iii. Proposed staffing levels.

...

3. Additional Application and Review Procedures.

...

d. Projects subject to Chapter 22.128 (Additional Affordable Housing Streamlining). The applicant shall be notified whether the application is deemed complete within 30 days of receipt of the application.

C. Findings and Decision.

...

1. An application that meets all the requirements for an Administrative Housing Permit shall be approved, subject to the following findings as applicable:

...

d. When the owner of a project approved through Chapter 22.128 (Additional Affordable Housing Streamlining) or approved as transitional housing through Chapter 22.130 (Motel Conversions Streamlining) or Section 22.140.660 (Motel Conversions, Temporary) requests a reduction to the number of transitional housing units or supportive housing units within said project:

i. The owner has made efforts to find other sources of financial support,

ii. Any change in the number of supportive service units is restricted to the minimum necessary to maintain project financial feasibility, and

iii. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

2. Where no concurrent consideration is conducted for a discretionary or legislative application, a decision on an Administrative Housing Permit shall be made within the following time period:

...

c. Projects subject to Chapter 22.128 (Additional Affordable Housing Streamlining).

i. Within 60 days after the application is deemed complete if the project contains 50 or fewer units, including dwelling units permitted by any density bonus awarded.

ii. Within 120 days after the application is deemed complete if the project contains more than 50 units, including dwelling units permitted by any density bonus.

d. Within 120 days after the application is deemed complete for transitional housing projects subject to Chapter 22.130 (Motel Conversions Streamlining) or Section 22.140.660 (Motel Conversions, Temporary).

3. The Review Authority, in approving an application for an Administrative Housing Permit, shall require the applicant to enter into and record a covenant and agreement with the County, as described in Section 22.166.070 (Covenant and Agreement), to ensure the affordability, ~~or~~ age restrictions, transitional housing restrictions, and/or supportive housing restrictions, and where applicable, require a monitoring fee pursuant to 22.250.010.B.3.b (Housing Permit Monitoring Fees).

SECTION 31. Section 22.166.070 is hereby amended to read as follows:

22.166.070 Covenant and Agreement.

A. Affordable Housing. A covenant and agreement, acceptable to the LACDA, shall be recorded by the applicant with the Registrar-Recorder/County Clerk to ensure the continuing availability of affordable housing set-aside units, and as applicable, transitional housing restricted units, supportive housing restricted units, age restricted units and child care facilities, in compliance with this Chapter, and Chapter 22.120 (Density Bonus), or Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Additional Affordable Housing Streamlining), Chapter 22.130 (Motel Conversions

Streamlining) and Section 22.140.660 (Motel Conversions, Temporary). The covenant and agreement shall be recorded within 30 days of the Housing Permit effective date.

...

6. Transitional Housing and Supportive Housing. When a housing development subject to this Subsection A is subject to Chapter 22.128 (Additional Affordable Housing Streamlining), or is a transitional housing project subject to Chapter 22.130 (Motel Conversions Streamlining) or Section 22.140.660 (Motel Conversions, Temporary), the covenant and agreement shall also include:

a. The number of units restricted to transitional or supportive housing;

b. The supportive services plan, including but not limited to a description of services, the name of the entity or entities that will provide supportive services, the funding source or sources for the provided onsite supportive services, staffing levels; and

c. The size (square footage) and location of the supportive services area.

...

SECTION 32. Section 22.166.080 is hereby amended to read as follows:

22.166.080 Monitoring of Affordable Housing.

The monitoring of affordable housing, transitional housing and supportive housing set-aside units shall be administered by the LACDA. The LACDA shall be responsible for verifying income eligibility, verifying provision of on-site services for supportive housing units, monitoring sales of affordable housing set-aside units to

qualified buyers, conducting periodic site inspections, and administering the annual certification of affordable housing set-aside units approved pursuant to this Chapter for the duration of the required term as specified in Chapter 22.120 (Density Bonus) or Chapter 22.121 (Inclusionary Housing).

...

C. Reporting. On or before April 1 of each year, the LACDA shall provide an annual report to the Director that describes the following:

1. The location and status of each affordable housing set-aside unit, including, where applicable, those affordable units restricted to transitional and supportive housing, approved in accordance with this Chapter; and

...

SECTION 33. Section 22.172.020 is hereby amended to read as follows:

22.172.020 Regulations Applicable.

...

J. Conversion of nonconforming hotels, motels and youth hostels to transitional housing or shelters shall be permitted subject to Section 22.140.660 (Motel Conversions, Temporary) and Chapter 22.130 (Motel Conversions Streamlining). ~~The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures.~~

K. The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures.

SECTION 34. Section 22.186.020 is hereby amended to read as follows:

22.186.020 Application and Review Procedures.

...

C. Projects subject to Section 22.140.180 (Domestic Violence Shelters, Emergency Shelters, and Accessory Shelters).

1. The applicant shall be notified within 30 days of receipt of the application if the application is incomplete.

2. A decision shall be made within 60 days after the application is deemed complete.

SECTION 35. Section 22.250.020 is hereby amended to read as follows:

22.250.020 Fee Waivers, Exemptions, and Reductions.

...

B. Fee Exemption and Reduction for Affordable Housing. An applicant for a Housing Permit (Chapter 22.166) may request an exemption from or a reduction in the payment of any planning and zoning fees or deposits if a housing development provides an affordable housing set-aside pursuant to Section 22.120.050 (Affordable Housing), subject to the following:

...

3. For the purpose of this Subsection B, “planning and zoning fees or deposits” are the fees or deposits provided in Section 22.250.010 (Filing Fees and Deposits) incurred by the Department of Regional Planning. This Subsection B does not authorize any exemption from or reduction in the payment of fees or deposits incurred by other County departments or agencies.

C. Fee Exemption for Shelters and Accessory Overnight Safe Parking. An applicant may request an exemption from the payment of planning and zoning fees for a

Ministerial Site Plan Review to develop a domestic violence shelter, emergency shelter, or accessory shelter, or accessory overnight safe parking. For the purpose of this Subsection C, “planning and zoning fees” are the fees provided in Section 22.250.010 (Filing Fees and Deposits) incurred by the Department of Regional Planning. This Subsection C does not authorize any exemption from the payment of fees or deposits incurred by other County departments or agencies.